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Former shop revisited on Rue Campagne Première

Paris , Paris , Paris Ile-de-France



€590,000

inc. of agency fees

1 Beds

62.19 sqm

Located across from the 6th arrondissement, on the renowned Rue Campagne-Première, this 66.63 m² (62.19 m² Carrez law) commercial property sits on the...

At a Glance

Reference MFH-PARIS11596

Near to Paris

Price €590,000

Bed 1

Pool No

Hab.Space 62.19 sqm

Land Tax N/A

Property Description

Located across from the 6th arrondissement, on the renowned Rue Campagne-Première, this 66.63 m² (62.19 m² Carrez law) commercial property sits on the ground floor of a beautiful period building. Entirely renovated by an architect using high-quality materials, it offers a truly unique setting that blends tranquility, warmth, conviviality, and clean design lines.

The entrance opens directly onto an open-plan space comprising a living area, a workspace, and a custom-built kitchen. In a refined, chic bistro atmosphere, a bar with wood and marble finishes adds a warm and welcoming touch to the room.

Further inside, you'll find an office that can also serve as a bedroom, along with a modern bathroom.

Evoking a townhouse feel, the lower level leads to a spacious bedroom fitted with custom-built storage solutions.

The exceptional location, the rich history of Rue Campagne-Première, the peaceful ambiance, the intelligent use of space, and the quality of the renovation—all while preserving the soul of the place—make this property a rare gem in a highly sought-after neighborhood.

ENERGY CLASS: D / CLIMATE CLASS: B.

Estimated average annual energy costs for standard use (indexed to 2022, 2023, 2024):
between euros990 and euros1,370.

Metro: Raspail (Lines 4 et 6)

RSAC : PARIS

Condominiums of 24 units (No proceedings in progress).

Annual expenses : 2740 euros.

Summary

Property type:	Apartment
Bedrooms:	1
Price	€590,000

Key Information

Internal Area:	62.19 sqm
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Location: Paris Ile-de-France



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S. and L. BROWN



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